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(73) 実用新案権者 599031180

大澤 義幸

兵庫県神戸市垂水区本多岡2丁目14番12号

(72) 考案者 大澤 義幸

兵庫県神戸市垂水区本多岡2丁目14番12号

(74) 代理人 弁理士 柳野 隆生

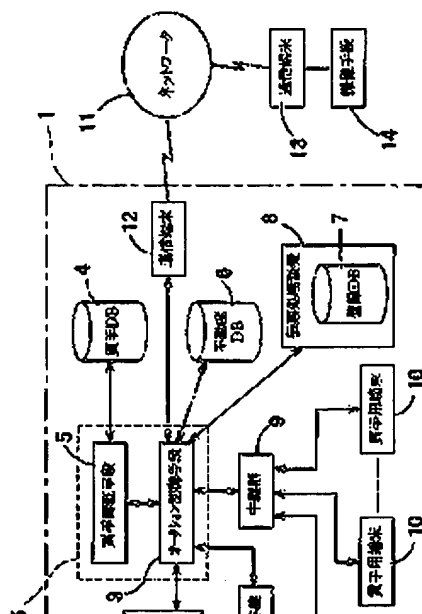
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(54) 【考案の名称】 不動産オークションシステム

(57) 【要約】

【課題】 不動産情報を買手に開示し、不動産の購入などに至るプロセスに透明性を持たせて買手に安心感を与え、適正価格で不動産を効率良く提供し得る不動産オークションシステムを構築することを目的とする。

【解決手段】 本考案は、表示装置2と、複数の買手用端末10と、不動産情報を記憶し管理する不動産データベース6と、これらに接続してオークションの進行を制御するオークション制御手段3と、を備え、オークション制御手段3の制御により表示装置2の画面に不動産情報が選択表示されると共に当該不動産物件の提示価格が表示されると、買手用端末10を通じて買手が前記提示価格に应答することにより、売手と買手との間で不動産物件の売買価格または賃貸価格が決定される不動産オークションシステムである。



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CLAIMS

[Utility model registration claim]

[Claim 1] A display, two or more terminals for buyers, and the real estate database that memorizes and manages the real estate information which consists of image information, text, and sound information, The auction control means which connects with these indicating equipments, the terminal for buyers, and a real estate database, and controls advance of an auction, By control of the auction control means which is equipped with the auction people control panel which transmits the indication signal by the role of auction advance to said auction control means, and follows an indication signal from said auction people control panel If the presentation price of the immobilization product affair concerned is displayed on the screen of said display while a selection indication of said real estate information is given, when a buyer answers said presentation price through said terminal for buyers The real estate auction system characterized by determining the sale price or the rental value of an immobilization product affair between a seller and a buyer.

[Claim 2] the screen of said display -- the law of an immobilization product affair -- the real estate auction system according to claim 1 which comes to display the real estate information chosen from regulation information, environmental-information, geographical information, and appraisal information and feng shui information.

[Claim 3] The real estate auction system according to claim 1 or 2 which comes to display the three-dimension image showing the appearance or internal configuration of the immobilization product affair concerned on the screen of said display as real estate information.

[Claim 4] The real estate auction system according to claim 1 or 2 which comes to display the three-dimension image showing the circumference situation of the immobilization product affair concerned on the screen of said display as real estate information.

[Claim 5] A real estate auction system given in any 1 term of claims 1-4 by which a selection indication of the related information in the specifying point concerned is given by displaying the map information on the immobilization product affair circumference on the screen of said display , and specifying one on said map as it using the pointing device which the role of auction advance or a buyer connects to said auction control device .

[Claim 6] A real estate auction system given in any 1 term of claims 1-5 which it has [claims] the communication terminal which acquires the image information of an immobilization product affair through an external network, and make it come to display said image information on the screen of a display by control of an auction control means.

[Claim 7] A real estate auction system given in any 1 term of claims 1-6 which store in said real estate database the real estate information which attached the priority according to a class beforehand, and come to display the real estate information on the immobilization product affair concerned by control of an auction control means in order of said priority.

[Claim 8] The buyer database which stored a buyer's registration information, and the terminal for buyers equipped with a means to acquire a buyer's identification information, By collating with the registration information which stored this identification information in said buyer database, and having a buyer authentication means to transmit this collating result to said terminal for buyers, if the identification information acquired at said terminal for buyers is transmitted A real estate auction system given in any 1 term of claims 1-7 to which only the buyer registered into the buyer database makes the terminal for buyers available.

[Claim 9] A real estate auction system given in any 1 term of claims 1-8 equipped with the registration database which registers conclusion or being un-concluded by the auction. [of an immobilization product affair]

[Claim 10] A real estate oak SHOSHI stem given in any 1 term of claims 1-9 which lay said display in the loading platform of a migration car, and come to carry a real estate auction system given in any 1 term of claims 1-9 in this migration car.

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DETAILED DESCRIPTION

[Detailed explanation of a design]

[0001]

[The technical field to which a design belongs]

This design is related with the real estate auction system which determines the sale price or the rental value of real estate through an auction.

[0002]

[Description of the Prior Art]

Many auction systems, such as a secondhand car, exist from the former. There are some which determine the final value of a secondhand car by displaying the auction price (presentation price of the auction midst) of a secondhand car and this secondhand car on a screen, and two or more buyers' pushing the carbon button of a POS terminal as this kind of an auction system, for example, and answering that auction price. In such a system, by computer processing, since it is sufficient for the time amount which dealing of one secondhand car takes in dozens of seconds, it can determine the sale price of a secondhand car efficiently in a short time. Moreover, like invention given in JP,7-43748,B, since it can participate in an auction through communication lines, such as the Internet, there is also a thing that it is not necessary to gather in the predetermined auction hall.

[0003]

[Problem(s) to be Solved by the Device]

However, in the case of the auction of real estate, there is a greatly different situation from the case of a secondhand car. Although the price of a secondhand car is decided by the secondhand car itself by one of them, the price of real estate is greatly influenced by accompanying conditions, such as being contained in the city area coordination area, the circumference environment about the immobilization product affair concerned, and a regulation system, for example, a plan road. A real estate purchaser has the situation that real estate information was not fully disclosed, or may purchase without often telling the actual condition of real estate, without the ability performing just price evaluation of real estate, and transparency was missing at the process of a property deal since the know how about real estate was inadequate. This situation was the same also in lease of an immobilization product affair.

[0004]

Moreover, in the auction system using communication lines, such as the Internet, since the time lag concerning transmission and acquisition of real estate information was unavoidable, a buyer tended to hold an unfair feeling and there was also a situation that trust of sellers, such as an real estate agent, was hard to be obtained.

[0005]

The place which this design tends to solve in view of the above situation is building the real estate auction system which discloses real estate information to a buyer, gives transparency to the process which results in the purchase of real estate etc., gives a buyer sense of security, and can offer real estate efficiently at a reasonable price.

[0006]

[Means for Solving the Problem]

In order to attain said technical problem, the real estate auction system of this design A display, two or more terminals for buyers, and the real estate database that memorizes and manages the real estate information which consists of image information, text, and sound information, The auction control means which connects with these indicating equipments, the terminal for buyers, and a real estate database, and controls advance of an auction, By control of the auction control means which is equipped with the auction people control panel which transmits the indication signal by the role of auction advance to said auction control means, and follows an indication signal from said auction people control panel If the presentation price of the immobilization product affair concerned is displayed on the screen of said display while a

selection indication of said real estate information is given, when a buyer answers said presentation price through said terminal for buyers. It is characterized by determining the sale price or the rental value of an immobilization product affair between a seller and a buyer.

[0007]

Here, the real estate information chosen as the screen of said display from regulation system information [on an immobilization product affair], environmental-information, geographical information, and appraisal information and feng shui information can be displayed.

[0008]

Moreover, it is desirable to have a means to display the three-dimension image which displays the three-dimension image showing the appearance or internal configuration of the immobilization product affair concerned on the screen of said display as real estate information, or expresses the circumference situation of the immobilization product affair concerned.

[0009]

Moreover, while displaying the map information on the immobilization product affair circumference on the screen of said display, when the role of auction advance or a buyer specifies one on said map using the pointing device linked to said auction control device, it is also desirable to have the means which indicates the related information in the specifying point concerned by selection.

[0010]

Moreover, it is also desirable to have the communication terminal which acquires the image information of an immobilization product affair through an external network, and to have a means to display said image information on the screen of a display, by control of an auction control means.

[0011]

What gave the priority according to a class to the above real estate information beforehand is stored in said real estate database, and it is desirable to have said means to display the real estate information on the immobilization product affair concerned in order of a priority, by control of an auction control means. Thereby, in an auction, it can display on a screen sequentially from the information that the priority about price determination of real estate is high.

[0012]

Moreover, the buyer database which stored a buyer's registration information and the terminal for buyers equipped with a means to acquire a buyer's identification information, By collating with the registration information which stored this identification information in said buyer database, and having a buyer authentication means to transmit this collating result to said terminal for buyers, if the identification information acquired at said terminal for buyers is transmitted Adopting the configuration which makes the terminal for buyers available also has only the desirable buyer registered into the buyer database.

[0013]

Moreover, it is desirable to have the registration database which registers conclusion or being un-concluded by the auction. [of an immobilization product affair]

[0014]

And the real estate auction system of a portable type is realizable by laying the above-mentioned display in the loading platform of a migration car, and carrying the real estate auction system of this design in this migration car.

[0015]

[The gestalt of implementation of a design]

Below, the operation gestalt of the real estate auction system concerning this design is explained, referring to a drawing.

[0016]

Drawing 1 is the outline block diagram showing one example of the real estate auction system concerning this design. The real estate auction system 1 of this example The display 2 which has a big screen, and the auction control means 3 which controls advance of an auction, A buyer authentication means 5 by which it has connected with the buyer database 4 which memorizes and manages buyer information, The real estate database 6 which memorizes and manages the real estate information about the seller of an immobilization product affair and this immobilization product affair, The cut-form processor 8 equipped with the registration database 7 which registers conclusion or being un-concluded, [of an auction] Two or more terminals 10, 10, --, 10 for buyers connected to the repeater 9 which bears a signal transfer between the auction control means 3, It has the communication terminal 12 which connects with the auction control means 3 and enables data transfer among the external networks 11, such as the Internet, and is constituted. Through the communication terminal 13 connected to the external network 11, in response to the data transmission of an animation and still pictures, such as real estate by the image pick-up means 14, it transmits to the auction control means 3, or this communication

terminal 12 is transmitted to the auction control means 3 in response to the data transmission of the real estate information stored in other databases. In addition, in this example, the auction control means 3 and the buyer authentication means 5 are incorporated in one control unit 15, and the auction people control panel 15 which the auction people who play the role of advance of an auction operate is connected to the auction control means 3. Moreover, the above various equipments, various configuration means, and various databases are built into computer terminals, such as a computer, or circuit formation is carried out.

[0017]

Specifically as said indicating equipment 2, the combination of the color LED display and projection device (projector) which come to arrange two or more light emitting diodes, and a screen, or a multi-display is employable. The example of a display in the screen of such a display 2 is shown in drawing 2 and drawing 3. It is an example of drawing 2's display at the time of a successful bid of this drawing 3 the time of auction initiation. Screen 20 -- "a start" and "decision"

The processing situation of the auctions "in an auction" etc. The display window 21 and "auction" price which are shown, a "successful bid" price, etc. the display window 22 to display, the display window 23 which displays a "housing number" and a "housing name", the display window 24 which shows a "successful tenderer number", the display window 25 which displays "a next housing number" and "a next housing name", and the display window 26 which displays the image information stored in the real estate database, and text -- and There is a display window 27 which displays "assessment" price etc.

[0018]

Said real estate database 6 is accumulating real estate information required to evaluate the sale price or the rental value of an immobilization product affair, and offers real estate information according to a transmission demand of the auction control means 3. The still picture or animation in which the appearance and internal configuration of an immobilization product affair are shown as the real estate information, An owner's (a seller, lender) image, a seller's price wishing the minimum, etc. are illustrated. Whether a plan road is started In addition, the Urbanization Control Area, the range of a town redemarcation project, construction -- conditional ***** -- a ***** situation (the road adjacent to the land of real estate -- a public road --) a private road -- usually -- road ***** -- etc. -- a building coverage, a floor area ratio, an insolation problem, and slash regulation (a "road slash" --) Regulation system information, such as an "adjoining land slash", a "north-side slash" and a "altitude slash", a right-to-sunshine problem, and a land boundary line, The construction situation of a water pipe or a gas pipe, a living environment (a school, ***** and a hospital, shopping location, etc.), Whether they are unfairness grounds, such as environmental information, such as existence of a high-tension-power line, *****, and a depressed ground The real estate appraisal information by experts, such as statistical information, such as fluctuation of the feng shui information and the land-assessments rank which determine the quality of a place concerned from geographical information, climates, force of water, etc. of a fault, such as existence, and population fluctuation of the administrative district where an immobilization product affair belongs, a real estate appraiser, and a licensed tax accountant, an attorney, is mentioned. The objects of the real estate judgment are a vacant lot, a built lot, a lease, land of built lot, sectional surface rights, farmland, a forestry area, the housing site prospective ground, a house for rent and its site, a building with a lease, a condominium ownership building, its site, etc.

[0019]

Said real estate information is stored in the real estate database 6 in an array as shown in drawing 4. A "priority" is given to the order which becomes important in the case of price determination of real estate, while according to drawing 4 the "image" which is "data format" of real estate information, such as a "seller", a "floor area ratio", a "building coverage", and an "assessed value price", and real estate information, "voice", and an "alphabetic character" are defined and a "real estate information number" is assigned to each real estate information. Although the figure of 1-10 shows ten steps, about this design, the number of phases is more desirable, as the "priority" in this example is set up finely. Moreover, as shown in drawing 5, an "immobilization product affair number" like "2360001" and "2360002" -- is given to each immobilization product affair, real estate information number "002", "003", and "010" -- is matched for every immobilization product affair, and it is arranged in order of the priority. In the case of an auction, since such real estate information will be displayed on Screen 20 of a display 2 in order of a priority according to a data array, real estate information can be efficiently disclosed to a buyer. In addition, what is necessary is to decide display ranking at random or just to decide display ranking from order with a small real estate information number about the real estate information that a priority is the same.

[0020]

Moreover, as for the buyer who participates in this auction, it is [that the safety of a property deal should be secured] desirable to carry out a registration procedure. Registered buyer information is stored in the above-mentioned buyer database 4. If registration procedure is finished, an identification number (ID number) will be given to a buyer and the ID

card which laid underground IC chip which recorded buyer information, such as an ID number, will be given to him by this example. The recording information in the IC memory of such an ID card is the card reader (not shown) of the contact mold with which the terminal 10 for buyers is equipped, or a non-contact mold.

Be alike is read and it is transmitted to the auction control means 3. In order for a buyer to use the terminal 10 for buyers, first, this ID card is inserted in a card reader, and ID number and password of the buyer who stored in the IC memory are transmitted to the buyer authentication means 5 through the auction control means 3. Here If said buyer ID number and password, and registration data of the buyer database 4 are collated, subsequently to the terminal 10 for buyers concerned, the buyer authentication means 5 transmits the truth of a collating result, and only when this result is truth, the lock of the terminal 10 for buyers will be canceled and it will become usable. in addition, said ID card -- him -- although the photograph for a check could be stuck and said ID card was used in this example, it is also possible about this design for it not to be necessary to necessarily restrict to an ID card, and to adopt individual recognition means, such as fingerprint recognition equipment, **** recognition equipment of the iris, and voiceprint recognition equipment. Moreover, an external database may be referred to through a network 11 in order to investigate credit of a buyer at the time of registration.

[0021]

Moreover, the above-mentioned terminal 10 for buyers is the auction price (presentation price) displayed on the display 2.

"0" for specifying an auction price oneself [buyer] further and offering a bid, although the POS terminal equipped with the input carbon button for it being alike and transmitting the receiving reply signal to the auction control means 3 is sufficient

You may have the input carbon button of - "9", and display means, such as a liquid crystal display which displays a bid price. The signal which a buyer answers to an auction price or offers a bid is transmitted to the auction control means 3 together with a buyer's ID registration number. In addition, there is especially no limit, and it should just use the existing communication mode of a cable and wireless for the communication mode between the terminal 10 for buyers, and a repeater 9, choosing it as it suitably. The spread spectrum communication which there is no need for wiring between the terminal 10 for buyers and a repeater 9, and is easy to secure the secrecy nature of the contents of a communication link as a radio method is suitable.

[0022]

moreover, the auction people who the above-mentioned auction people control panel 15 is an input/output terminal used connecting with the auction control means 3, and are the roles of advance of an auction -- this auction people control panel 15 -- operating it, directing the contents of a display of real estate information, or directing the display ranking of real estate information **** -- etc. -- it can carry out. [notifying the time of auction initiation or a successful bid etc. to the auction control means 3] Moreover, as shown in drawing 6 , it is desirable to form the responder check panel 28 which arranged two or more luminescence lamps 29, 29, --, 29, such as light emitting diode, to this control panel 15. Each of the luminescence lamps 29, --, 29 supports the terminals 10, --, 10 for buyers, and if said auction control means 3 which received the reply signal of the terminal for buyers transmits the terminal number for buyers concerned to the responder check panel 28, the corresponding luminescence lamp 29 will light up. Thereby, the role of auction advance or a seller can check the number of responders quickly, and can grasp whenever [of the immobilization product affair concerned / popular]. In addition, there is no need of including in this control panel 15, and it does not necessarily care about this responder check panel 28 as an independent equipment configuration.

[0023]

Next, an example of the procedure of the auction processing concerning this design is explained, referring to drawing 7 . First, when initiation of an auction is directed to the auction control means 3 through the auction people control panel 15, the selection transfer of the real estate information stored in the real estate database 6 is carried out, and it is made to display on Screen 20 of a display 2 by control of the auction control means 3 (step 1; in a drawing, it is displayed as ST1.). It is below the same. . Next, the initial value or the initial value beforehand memorized in the real estate database 6 of the auction price inputted from the auction people control panel 15 is displayed (step 2). As shown in drawing 2 , the regulation system information on the real estate relation concerned, such as a "building coverage", a "floor area ratio", and "slash regulation", etc. is displayed with the appearance of the house which is an immobilization product affair, and the real estate purchaser who is a buyer decides it to be Screen 20 of a display 2 whether an auction price is answered, referring to these image information etc. Here, the three-dimension image which can provide a buyer with a touch-of-reality **** image and a lot of information as suitable real estate information to display for a short time, and a three-dimension dynamic image are mentioned. Specifically, the three-dimension static image and three-dimension dynamic image of the appearance of the immobilization product affair by the technique of CG (computer graphics) or an internal

configuration, the video image which photoed the immobilization product affair circumference are desirable. Moreover, in said screen 20, it is "assessment."

The price is also displayed. This assessed value price is an objective evaluation price of the immobilization product affair concerned defined by real estate judgment etc. A buyer can refer also to this assessed value price, and can judge an auction price. The rank of the immobilization product affair concerned is shown next to the assessed value price. In this example, although the rank "A" is displayed, a setup of A (the highest rank)-E (the minimum rank) is possible. Moreover, what is necessary is just to define this rank gradually according to whether to be separated, how many [an assessed value price and] the differences, i.e., the **** price, of said assessed value price and the below-mentioned **** price. For example, if the difference is within the limits of 0% - less than 20% of an assessed value price and it is in "A" and 20% - less than 60% of within the limits, as shown in "B", it can set.

[0024]

moreover, when the role of auction advance or a buyer operate pointing devices, such as a mouse linked to said auction control device, and specify one on the map, display the map information on the immobilization product affair circumference concerned, it be also desirable to equip the auction system of this example with a means by which the selection indication of the information related with the specify point, for example, expansion map information, the living environment information, etc. be give. Such related information can be suitably chosen from the real estate information stored in the above-mentioned real estate database 6.

This becomes possible to offer much real estate information to a buyer for a short time. For example, since a pointing device is operated and it can refer to quickly, looking at a map for each of such real estate information when two or more immobilization product affairs concentrate on one area, there is an advantage that the comparison of housings becomes very easy for a buyer.

[0025]

In addition, although paintings-and-calligraphic-works equipment may be connected to the above-mentioned auction control means 3 through an interface, and the image concerning the immobilization product affair concerned may be displayed in an auction and not being illustrated, it has a sound system, and BGM etc. may be reproduced, in order to reproduce the sound information stored in the real estate database 6 or to raise the ambient atmosphere of an auction.

[0026]

Next, in step 3 of drawing 7, the condition judging of whether said auction price is smaller than the **** price set up beforehand is carried out. This **** price is a contract price of a seller request, and is beforehand stored in the real estate database 6. When this auction price is more than a **** price, "*****" is displayed on the display window 22 of Screen 20 shown in drawing 2. Thereby, a buyer can know having reached the price level of a seller request.

[0027]

On the other hand, when said auction price is under a **** price, it progresses to the following step and judges whether an auction price has two or more buyers' response (step 5). When there are two or more buyers, an auction price is raised and it is made to display on a screen (step 6) by actuation with the auction people control panel 15, or control of the auction control means 3 (step 2). Processing of said steps 2-6 is repeated until the buyer who answers becomes one person. Next, if a responder becomes one person, condition judging processing of whether to be more than the price wishing a seller that the last auction price of an auction control means 3 smell lever set up beforehand will be performed (step 7). This price wishing a seller is a price wishing the minimum of a seller request. When the last auction price is more than a price wishing a seller, as the last auction price is made into a contract price (step 8) and is shown in drawing 3, this contract price and a successful tenderer number (ID number) are displayed, subsequently to the cut-form processor 8, conclusion, an immobilization product affair number, a contract price, and a successful tenderer ID number are transmitted, it registers with the registration database 7 (step 10), and auction processing is ended.

[0028]

On the other hand, when it investigates whether, as for the auction control means 3, the new price wishing a seller which a seller can present is recorded with reference to the real estate database 6 when the last auction price is under a price wishing a seller in said step 7 (step 11) and is not recorded, being un-concluded [of the immobilization product affair concerned] is decided, and it registers being un-concluded into the registration database 7 of the cut-form processor 8 (step 12). On the other hand, when there is a new presentation price with reference to the real estate database 6, the condition judging of whether the shown price wishing a seller is below the last auction price is performed (step 13). When said price wishing a seller does not become below the last auction price, the initial value of an auction price is respecified and auction processing is again started from said step 1. On the other hand, when said last auction price is below the price wishing a seller, the last auction price is made into a contract price (step 8), and auction processing is ended after processing of said step 9 and step 10.

[0029]

In addition, in said step 13, the price wishing a seller does not become below the last auction price, but again, when starting auction processing from said step 1, you may control to perform the auction restricted to several high orders.

[0030]

Moreover, although the above-mentioned auction processing described only the case where an auction price was raised, about this design, it can also make it natural to perform processing which determines the last price by lowering an auction price.

[0031]

Moreover, through the communication terminal 12 linked to the external network 11, the image information of immobilization product affairs, such as a house, can be acquired from the image pick-up means 14, such as a digital camera, and it can also display on Screen 20 of a display 2. Moreover, in order to acquire not only image information but credit investigation information required at the time of buyer registration through said communication terminal 12, it is also possible to refer to an external database.

[0032]

In addition, the real estate auction system concerning this design can be used suitable for auction of the immobilization product affair set as the liquidation objects, such as a claim. If this kind of immobilization product affair is left to auction of a court, it will be easy to be awarded at a price lower than a seller's price of choice, but if this auction system is used, it will be fair for the both sides of a seller and a buyer, and it will become possible to obtain the contract price near a realized price. Moreover, in order to discern worth of an immobilization product affair in auction of a court A buyer's burden is large in order to have to examine various perusal documents. moreover, the situation (for example, ignorance [the internal structure of the housing concerned] --) which is not indicated by said document Since it may take between ***** , that nonpayment of management costs and a resident are needed etc. cannot necessarily say it as a housing advantageous to a buyer, but if this auction system is used, it can auction off, also indicating such a situation.

[0033]

Moreover, the real estate auction system concerning this design can be used suitable also for contractor sorting which reforms immobilization product affairs, such as a used apartment and an existing house. In this case, a contractor will participate in this auction system as a buyer, and an immobilization product affair will be desirably knocked down to him through the bid of 1 time or multiple times.

[0034]

Next, other examples concerning this design are explained, referring to drawing 8 . Drawing 8 is the outline block diagram showing a portable type auction system. The portable type auction system 30 of this example The migration car 31, and the above-mentioned example carried in this migration car 31 and the control unit 32 equipped with the auction control means 3 of a **** configuration, The computer terminal 33 equipped with the buyer authentication means 5 (not shown), the real estate database 6, the buyer database 4, and the registration database 7, It has the repeater 37 which radiocommunicates with the display 35 prepared in the side face of the loading platform 34 of the migration car 31, the terminals 36, 36, --, 36 for buyers, and the terminal 36 for these buyers, and is constituted. Moreover, said computer terminal 33 also has the function to perform cut-form processing. In addition, the sign 38 of drawing 8 shows the immobilization product affair set as the object of an auction. Moreover, what attached the above-mentioned example and the same sign omits explanation detailed as what has the above-mentioned example and a **** function.

[0035]

Said terminals 36, 36, --, 36 for buyers are terminals which radiocommunicate with a repeater 37, and transmit an input signal to a control unit 32 through a repeater 37. Specifically, advantageous spread spectrum communication (frequency hopping, direct diffusion method) etc. is adopted as the radio transmission system between both at the point that the secrecy nature of the contents of a communication link is high. In addition, from a viewpoint which lowers the cost of this system, it is desirable between a repeater 37 and the terminal 36 for buyers to make it a cable. Moreover, although the display 34 laid in the migration car 31 is used in the real estate auction system of this example, there is no need of not necessarily using this display 34, and an output destination change can be suitably changed into other displays in an auction holding location. Moreover, although databases 6, 4, and 7 are carried in the migration car 31 in this example, it is possible about this design to acquire a buyer's registration information from the database of a host computer, or to register conclusion, being un-concluded, etc. into a database through the communication terminal linked to an external network. [of an auction] It becomes possible to carry out an auction by such portable type auction system 30 in a site with the immobilization product affair 34.

[0036]

[Effect of the Device]

Like the above, the real estate auction system of this design By control of the auction control means which follows an indication signal from an auction people control panel While a selection indication of the real estate information is given, the presentation price of the immobilization product affair concerned is displayed on the screen of a display. A buyer answers said presentation price through the terminal for buyers. Since the role of auction advance or a buyer can control an auction through an auction people control panel Modification becomes possible flexibly and easily about the contents of a display of the screen of a display, or the timing of auction advance. Moreover, since a buyer answers evaluating an immobilization product affair based on the real estate information displayed by making it such, he can ensure [quickly and] price determination fair for the both sides of a seller and a buyer. furthermore, when this system is used, there is an advantage that the costs taken to hold an auction are markedly alike, and become low.

[0037]

Moreover, it becomes possible by displaying the three-dimension image showing the appearance, internal configuration, or circumference situation of an immobilization product affair on the screen of an indicating equipment as said real estate information to provide a buyer with a touch-of-reality **** image and a lot of information for a short time.

[0038]

Moreover, by displaying the map information on the immobilization product affair circumference on the screen of said display, and specifying one on said map as it using the pointing device which the role of auction advance or a buyer connects to said auction control device By adopting a means by which a selection indication of the related information in the specifying point concerned is given, a buyer becomes possible [acquiring real estate information in large quantities and quickly], and the comparison of the real estate information on housings becomes very easy for a buyer.

[0039]

Moreover, an auction can be performed by adopting a means to have the communication terminal which acquires the image information of an immobilization product affair through an external network, and to display the image information on the screen of a display, displaying the immobilization product affair of a remote place.

[0040]

Moreover, the real estate information which attached the priority according to a class beforehand is stored in said real estate database, and it can display on a screen efficiently sequentially from the information that a priority is high, about price determination of real estate with said means on which the real estate information on the immobilization product affair concerned is displayed in order of a priority.

[0041]

Moreover, since it becomes available and the terminal for buyers becomes impossible as for use of the unjust terminal for buyers, only the buyer who registered by collating with the terminal equipped with a means acquire a buyer's identification information for buyers, and the registration information which stored a buyer's identification information in the buyer database, and adopting a configuration equipped with a buyer authentication means transmit this collating result to said terminal for buyers can secure the safety of the dealings for a seller.

[0042]

And since an auction can be held in the location of arbitration, such as a site which has an immobilization product affair by laying said display in the loading platform of a migration car, and adopting the configuration which carries the real estate auction system concerning this design in this migration car, for the both sides of a buyer and a seller, an auction can be extremely held by low cost and convenience is very large.

[Translation done.]

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TECHNICAL FIELD

[The technical field to which a design belongs]

This design is related with the real estate auction system which determines the sale price or the rental value of real estate through an auction.

[0002]

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PRIOR ART

[Description of the Prior Art]

Many auction systems, such as a secondhand car, exist from the former. There are some which determine the final value of a secondhand car by displaying the auction price (presentation price of the auction midst) of a secondhand car and this secondhand car on a screen, and two or more buyers' pushing the carbon button of a POS terminal as this kind of an auction system, for example, and answering that auction price. In such a system, by computer processing, since it is sufficient for the time amount which dealing of one secondhand car takes in dozens of seconds, it can determine the sale price of a secondhand car efficiently in a short time. Moreover, like invention given in JP,7-43748,B, since it can participate in an auction through communication lines, such as the Internet, there is also a thing that it is not necessary to gather in the predetermined auction hall.

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EFFECT OF THE INVENTION

[Effect of the Device]

Like the above, the real estate auction system of this design By control of the auction control means which follows an indication signal from an auction people control panel While a selection indication of the real estate information is given, the presentation price of the immobilization product affair concerned is displayed on the screen of a display. A buyer answers said presentation price through the terminal for buyers. Since the role of auction advance or a buyer can control an auction through an auction people control panel Modification becomes possible flexibly and easily about the contents of a display of the screen of a display, or the timing of auction advance. Moreover, since a buyer answers evaluating an immobilization product affair based on the real estate information displayed by making it such, he can ensure [quickly and] price determination fair for the both sides of a seller and a buyer. furthermore, when this system is used, there is an advantage that the costs taken to hold an auction are markedly alike, and become low.

[0037]

Moreover, it becomes possible by displaying the three-dimension image showing the appearance, internal configuration, or circumference situation of an immobilization product affair on the screen of an indicating equipment as said real estate information to provide a buyer with a touch-of-reality **** image and a lot of information for a short time.

[0038]

Moreover, by displaying the map information on the immobilization product affair circumference on the screen of said display, and specifying one on said map as it using the pointing device which the role of auction advance or a buyer connects to said auction control device By adopting a means by which a selection indication of the related information in the specifying point concerned is given, a buyer becomes possible [acquiring real estate information in large quantities and quickly], and the comparison of the real estate information on housings becomes very easy for a buyer.

[0039]

Moreover, an auction can be performed by adopting a means to have the communication terminal which acquires the image information of an immobilization product affair through an external network, and to display the image information on the screen of a display, displaying the immobilization product affair of a remote place.

[0040]

Moreover, the real estate information which attached the priority according to a class beforehand is stored in said real estate database, and it can display on a screen efficiently sequentially from the information that a priority is high, about price determination of real estate with said means on which the real estate information on the immobilization product affair concerned is displayed in order of a priority.

[0041]

Moreover, since it becomes available and the terminal for buyers becomes impossible as for use of the unjust terminal for buyers, only the buyer who registered by collating with the terminal equipped with a means acquire a buyer's identification information for buyers, and the registration information which stored a buyer's identification information in the buyer database, and adopting a configuration equipped with a buyer authentication means transmit this collating result to said terminal for buyers can secure the safety of the dealings for a seller.

[0042]

And since an auction can be held in the location of arbitration, such as a site which has an immobilization product affair by laying said display in the loading platform of a migration car, and adopting the configuration which carries the real estate auction system concerning this design in this migration car, for the both sides of a buyer and a seller, an auction can be extremely held by low cost and convenience is very large.

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TECHNICAL PROBLEM

[Problem(s) to be Solved by the Device]

However, in the case of the auction of real estate, there is a greatly different situation from the case of a secondhand car. Although the price of a secondhand car is decided by the secondhand car itself by one of them, the price of real estate is greatly influenced by accompanying conditions, such as being contained in the city area coordination area, the circumference environment about the immobilization product affair concerned, and a regulation system, for example, a plan road. A real estate purchaser has the situation that real estate information was not fully disclosed, or may purchase without often telling the actual condition of real estate, without the ability performing just price evaluation of real estate, and transparency was missing at the process of a property deal since the know how about real estate was inadequate. This situation was the same also in lease of an immobilization product affair.

[0004]

Moreover, in the auction system using communication lines, such as the Internet, since the time lag concerning transmission and acquisition of real estate information was unavoidable, a buyer tended to hold an unfair feeling and there was also a situation that trust of sellers, such as an real estate agent, was hard to be obtained.

[0005]

The place which this design tends to solve in view of the above situation is building the real estate auction system which discloses real estate information to a buyer, gives transparency to the process which results in the purchase of real estate etc., gives a buyer sense of security, and can offer real estate efficiently at a reasonable price.

[0006]

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MEANS

[Means for Solving the Problem]

In order to attain said technical problem, the real estate auction system of this design A display, two or more terminals for buyers, and the real estate database that memorizes and manages the real estate information which consists of image information, text, and sound information, The auction control means which connects with these indicating equipments, the terminal for buyers, and a real estate database, and controls advance of an auction, By control of the auction control means which is equipped with the auction people control panel which transmits the indication signal by the role of auction advance to said auction control means, and follows an indication signal from said auction people control panel If the presentation price of the immobilization product affair concerned is displayed on the screen of said display while a selection indication of said real estate information is given, when a buyer answers said presentation price through said terminal for buyers It is characterized by determining the sale price or the rental value of an immobilization product affair between a seller and a buyer.

[0007]

Here, the real estate information chosen as the screen of said display from regulation system information [on an immobilization product affair], environmental-information, geographical information, and appraisal information and feng shui information can be displayed.

[0008]

Moreover, it is desirable to have a means to display the three-dimension image which displays the three-dimension image showing the appearance or internal configuration of the immobilization product affair concerned on the screen of said display as real estate information, or expresses the circumference situation of the immobilization product affair concerned.

[0009]

Moreover, while displaying the map information on the immobilization product affair circumference on the screen of said display, when the role of auction advance or a buyer specifies one on said map using the pointing device linked to said auction control device, it is also desirable to have the means which indicates the related information in the specifying point concerned by selection.

[0010]

Moreover, it is also desirable to have the communication terminal which acquires the image information of an immobilization product affair through an external network, and to have a means to display said image information on the screen of a display, by control of an auction control means.

[0011]

What gave the priority according to a class to the above real estate information beforehand is stored in said real estate database, and it is desirable to have said means to display the real estate information on the immobilization product affair concerned in order of a priority, by control of an auction control means. Thereby, in an auction, it can display on a screen sequentially from the information that the priority about price determination of real estate is high.

[0012]

Moreover, the buyer database which stored a buyer's registration information and the terminal for buyers equipped with a means to acquire a buyer's identification information, By collating with the registration information which stored this identification information in said buyer database, and having a buyer authentication means to transmit this collating result to said terminal for buyers, if the identification information acquired at said terminal for buyers is transmitted Adopting the configuration which makes the terminal for buyers available also has only the desirable buyer registered into the buyer database.

[0013]

Moreover, it is desirable to have the registration database which registers conclusion or being un-concluded by the auction. [of an immobilization product affair]

[0014]

And the real estate auction system of a portable type is realizable by laying the above-mentioned display in the loading platform of a migration car, and carrying the real estate auction system of this design in this migration car.

[0015]

[The gestalt of implementation of a design]

Below, the operation gestalt of the real estate auction system concerning this design is explained, referring to a drawing.

[0016]

Drawing 1 is the outline block diagram showing one example of the real estate auction system concerning this design. The real estate auction system 1 of this example The display 2 which has a big screen, and the auction control means 3 which controls advance of an auction, A buyer authentication means 5 by which it has connected with the buyer database 4 which memorizes and manages buyer information, The real estate database 6 which memorizes and manages the real estate information about the seller of an immobilization product affair and this immobilization product affair, The cut-form processor 8 equipped with the registration database 7 which registers conclusion or being un-concluded, [of an auction] Two or more terminals 10, 10, --, 10 for buyers connected to the repeater 9 which bears a signal transfer between the auction control means 3, It has the communication terminal 12 which connects with the auction control means 3 and enables data transfer among the external networks 11, such as the Internet, and is constituted. Through the communication terminal 13 connected to the external network 11, in response to the data transmission of an animation and still pictures, such as real estate by the image pick-up means 14, it transmits to the auction control means 3, or this communication terminal 12 is transmitted to the auction control means 3 in response to the data transmission of the real estate information stored in other databases. In addition, in this example, the auction control means 3 and the buyer authentication means 5 are incorporated in one control unit 15, and the auction people control panel 15 which the auction people who play the role of advance of an auction operate is connected to the auction control means 3. Moreover, the above various equipments, various configuration means, and various databases are built into computer terminals, such as a computer, or circuit formation is carried out.

[0017]

Specifically as said indicating equipment 2, the combination of the color LED display and projection device (projector) which come to arrange two or more light emitting diodes, and a screen, or a multi-display is employable. The example of a display in the screen of such a display 2 is shown in drawing 2 and drawing 3. It is an example of drawing 2's display at the time of a successful bid of this drawing 3 the time of auction initiation. Screen 20 -- "a start" and "decision"

The processing situation of the auctions "in an auction" etc. The display window 21 and "auction" price which are shown, a "successful bid" price, etc. the display window 22 to display, the display window 23 which displays a "housing number" and a "housing name", the display window 24 which shows a "successful tenderer number", the display window 25 which displays "a next housing number" and "a next housing name", and the display window 26 which displays the image information stored in the real estate database, and text -- and There is a display window 27 which displays "assessment" price etc.

[0018]

Said real estate database 6 is accumulating real estate information required to evaluate the sale price or the rental value of an immobilization product affair, and offers real estate information according to a transmission demand of the auction control means 3. The still picture or animation in which the appearance and internal configuration of an immobilization product affair are shown as the real estate information, An owner's (a seller, lender) image, a seller's price wishing the minimum, etc. are illustrated. Whether a plan road is started In addition, the Urbanization Control Area, the range of a town redemarcation project, construction -- conditional ***** -- a ***** situation (the road adjacent to the land of real estate -- a public road --) a private road -- usually -- road ***** -- etc. -- a building coverage, a floor area ratio, an insolation problem, and slash regulation (a "road slash" --) Regulation system information, such as an "adjoining land slash", a "north-side slash" and a "altitude slash", a right-to-sunshine problem, and a land boundary line, The construction situation of a water pipe or a gas pipe, a living environment (a school, ***** and a hospital, shopping location, etc.), Whether they are unfairness grounds, such as environmental information, such as existence of a high-tension-power line, *****, and a depressed ground The real estate appraisal information by experts, such as statistical information, such as fluctuation of the feng shui information and the land-assessments rank which determine the quality of a place concerned from geographical information, climates, force of water, etc. of a fault, such as existence, and population fluctuation of the administrative district where an immobilization product affair belongs, a real estate appraiser, and a licensed tax accountant, an attorney, is mentioned. The objects of the real estate judgment are a vacant lot, a built lot, a lease, land of

built lot, sectional surface rights, farmland, a forestry area, the housing site prospective ground, a house for rent and its site, a building with a lease, a condominium ownership building, its site, etc.

[0019]

Said real estate information is stored in the real estate database 6 in an array as shown in drawing 4. A "priority" is given to the order which becomes important in the case of price determination of real estate, while according to drawing 4 the "image" which is "data format" of real estate information, such as a "seller", a "floor area ratio", a "building coverage", and an "assessed value price", and real estate information, "voice", and an "alphabetic character" are defined and a "real estate information number" is assigned to each real estate information. Although the figure of 1-10 shows ten steps, about this design, the number of phases is more desirable, as the "priority" in this example is set up finely. Moreover, as shown in drawing 5, an "immobilization product affair number" like "2360001" and "2360002" -- is given to each immobilization product affair, real estate information number "002", "003", and "010" -- is matched for every immobilization product affair, and it is arranged in order of the priority. In the case of an auction, since such real estate information will be displayed on Screen 20 of a display 2 in order of a priority according to a data array, real estate information can be efficiently disclosed to a buyer. In addition, what is necessary is to decide display ranking at random or just to decide display ranking from order with a small real estate information number about the real estate information that a priority is the same.

[0020]

Moreover, as for the buyer who participates in this auction, it is [that the safety of a property deal should be secured] desirable to carry out a registration procedure. Registered buyer information is stored in the above-mentioned buyer database 4. If registration procedure is finished, an identification number (ID number) will be given to a buyer and the ID card which laid underground IC chip which recorded buyer information, such as an ID number, will be given to him by this example. The recording information in the IC memory of such an ID card is the card reader (not shown) of the contact mold with which the terminal 10 for buyers is equipped, or a non-contact mold.

Be alike is read and it is transmitted to the auction control means 3. In order for a buyer to use the terminal 10 for buyers, first, this ID card is inserted in a card reader, and ID number and password of the buyer who stored in the IC memory are transmitted to the buyer authentication means 5 through the auction control means 3. Here If said buyer ID number and password, and registration data of the buyer database 4 are collated, subsequently to the terminal 10 for buyers concerned, the buyer authentication means 5 transmits the truth of a collating result, and only when this result is truth, the lock of the terminal 10 for buyers will be canceled and it will become usable. in addition, said ID card -- him -- although the photograph for a check could be stuck and said ID card was used in this example, it is also possible about this design for it not to be necessary to necessarily restrict to an ID card, and to adopt individual recognition means, such as fingerprint recognition equipment, **** recognition equipment of the iris, and voiceprint recognition equipment. Moreover, an external database may be referred to through a network 11 in order to investigate credit of a buyer at the time of registration.

[0021]

Moreover, the above-mentioned terminal 10 for buyers is the auction price (presentation price) displayed on the display 2.

"0" for specifying an auction price oneself [buyer] further and offering a bid, although the POS terminal equipped with the input carbon button for it being alike and transmitting the receiving reply signal to the auction control means 3 is sufficient

You may have the input carbon button of - "9", and display means, such as a liquid crystal display which displays a bid price. The signal which a buyer answers to an auction price or offers a bid is transmitted to the auction control means 3 together with a buyer's ID registration number. In addition, there is especially no limit, and it should just use the existing communication mode of a cable and wireless for the communication mode between the terminal 10 for buyers, and a repeater 9, choosing it as it suitably. The spread spectrum communication which there is no need for wiring between the terminal 10 for buyers and a repeater 9, and is easy to secure the secrecy nature of the contents of a communication link as a radio method is suitable.

[0022]

moreover, the auction people who the above-mentioned auction people control panel 15 is an input/output terminal used connecting with the auction control means 3, and are the roles of advance of an auction -- this auction people control panel 15 -- operating it, directing the contents of a display of real estate information, or directing the display ranking of real estate information **** -- etc. -- it can carry out. [notifying the time of auction initiation or a successful bid etc. to the auction control means 3] Moreover, as shown in drawing 6, it is desirable to form the responder check panel 28 which arranged two or more luminescence lamps 29, 29, --, 29, such as light emitting diode, to this control panel 15. Each

of the luminescence lamps 29, --, 29 supports the terminals 10, --, 10 for buyers, and if said auction control means 3 which received the reply signal of the terminal for buyers transmits the terminal number for buyers concerned to the responder check panel 28, the corresponding luminescence lamp 29 will light up. Thereby, the role of auction advance or a seller can check the number of responders quickly, and can grasp whenever [of the immobilization product affair concerned / popular]. In addition, there is no need of including in this control panel 15, and it does not necessarily care about this responder check panel 28 as an independent equipment configuration.

[0023]

Next, an example of the procedure of the auction processing concerning this design is explained, referring to drawing 7. First, when initiation of an auction is directed to the auction control means 3 through the auction people control panel 15, the selection transfer of the real estate information stored in the real estate database 6 is carried out, and it is made to display on Screen 20 of a display 2 by control of the auction control means 3 (step 1; in a drawing, it is displayed as ST1.). It is below the same. . Next, the initial value or the initial value beforehand memorized in the real estate database 6 of the auction price inputted from the auction people control panel 15 is displayed (step 2). As shown in drawing 2, the regulation system information on the real estate relation concerned, such as a "building coverage", a "floor area ratio", and "slash regulation", etc. is displayed with the appearance of the house which is an immobilization product affair, and the real estate purchaser who is a buyer decides it to be Screen 20 of a display 2 whether an auction price is answered, referring to these image information etc. Here, the three-dimension image which can provide a buyer with a touch-of-reality **** image and a lot of information as suitable real estate information to display for a short time, and a three-dimension dynamic image are mentioned. Specifically, the three-dimension static image and three-dimension dynamic image of the appearance of the immobilization product affair by the technique of CG (computer graphics) or an internal configuration, the video image which photoed the immobilization product affair circumference are desirable. Moreover, in said screen 20, it is "assessment."

The price is also displayed. This assessed value price is an objective evaluation price of the immobilization product affair concerned defined by real estate judgment etc. A buyer can refer also to this assessed value price, and can judge an auction price. The rank of the immobilization product affair concerned is shown next to the assessed value price. In this example, although the rank "A" is displayed, a setup of A (the highest rank)-E (the minimum rank) is possible. Moreover, what is necessary is just to define this rank gradually according to whether to be separated, how many [an assessed value price and] the differences, i.e., the **** price, of said assessed value price and the below-mentioned **** price. For example, if the difference is within the limits of 0% - less than 20% of an assessed value price and it is in "A" and 20% - less than 60% of within the limits, as shown in "B", it can set.

[0024]

moreover, when the role of auction advance or a buyer operate pointing devices, such as a mouse linked to said auction control device, and specify one on the map, display the map information on the immobilization product affair circumference concerned, it be also desirable to equip the auction system of this example with a means by which the selection indication of the information related with the specify point, for example, expansion map information, the living environment information, etc. be give. Such related information can be suitably chosen from the real estate information stored in the above-mentioned real estate database 6.

This becomes possible to offer much real estate information to a buyer for a short time. For example, since a pointing device is operated and it can refer to quickly, looking at a map for each of such real estate information when two or more immobilization product affairs concentrate on one area, there is an advantage that the comparison of housings becomes very easy for a buyer.

[0025]

In addition, although paintings-and-calligraphic-works equipment may be connected to the above-mentioned auction control means 3 through an interface, and the image concerning the immobilization product affair concerned may be displayed in an auction and not being illustrated, it has a sound system, and BGM etc. may be reproduced, in order to reproduce the sound information stored in the real estate database 6 or to raise the ambient atmosphere of an auction.

[0026]

Next, in step 3 of drawing 7, the condition judging of whether said auction price is smaller than the **** price set up beforehand is carried out. This **** price is a contract price of a seller request, and is beforehand stored in the real estate database 6. When this auction price is more than a **** price, "*****" is displayed on the display window 22 of Screen 20 shown in drawing 2. Thereby, a buyer can know having reached the price level of a seller request.

[0027]

On the other hand, when said auction price is under a **** price, it progresses to the following step and judges whether an auction price has two or more buyers' response (step 5). When there are two or more buyers, an auction price is raised and

it is made to display on a screen (step 6) by actuation with the auction people control panel 15, or control of the auction control means 3 (step 2). Processing of said steps 2-6 is repeated until the buyer who answers becomes one person. Next, if a responder becomes one person, condition judging processing of whether to be more than the price wishing a seller that the last auction price of an auction control means 3 smell lever set up beforehand will be performed (step 7). This price wishing a seller is a price wishing the minimum of a seller request. When the last auction price is more than a price wishing a seller, as the last auction price is made into a contract price (step 8) and is shown in drawing 3, this contract price and a successful tenderer number (ID number) are displayed, subsequently to the cut-form processor 8, conclusion, an immobilization product affair number, a contract price, and a successful tenderer ID number are transmitted, it registers with the registration database 7 (step 10), and auction processing is ended.

[0028]

On the other hand, when it investigates whether, as for the auction control means 3, the new price wishing a seller which a seller can present is recorded with reference to the real estate database 6 when the last auction price is under a price wishing a seller in said step 7 (step 11) and is not recorded, being un-concluded [of the immobilization product affair concerned] is decided, and it registers being un-concluded into the registration database 7 of the cut-form processor 8 (step 12). On the other hand, when there is a new presentation price with reference to the real estate database 6, the condition judging of whether the shown price wishing a seller is below the last auction price is performed (step 13). When said price wishing a seller does not become below the last auction price, the initial value of an auction price is respecified and auction processing is again started from said step 1. On the other hand, when said last auction price is below the price wishing a seller, the last auction price is made into a contract price (step 8), and auction processing is ended after processing of said step 9 and step 10.

[0029]

In addition, in said step 13, the price wishing a seller does not become below the last auction price, but again, when starting auction processing from said step 1, you may control to perform the auction restricted to several high orders.

[0030]

Moreover, although the above-mentioned auction processing described only the case where an auction price was raised, about this design, it can also make it natural to perform processing which determines the last price by lowering an auction price.

[0031]

Moreover, through the communication terminal 12 linked to the external network 11, the image information of immobilization product affairs, such as a house, can be acquired from the image pick-up means 14, such as a digital camera, and it can also display on Screen 20 of a display 2. Moreover, in order to acquire not only image information but credit investigation information required at the time of buyer registration through said communication terminal 12, it is also possible to refer to an external database.

[0032]

In addition, the real estate auction system concerning this design can be used suitable for auction of the immobilization product affair set as the liquidation objects, such as a claim. If this kind of immobilization product affair is left to auction of a court, it will be easy to be awarded at a price lower than a seller's price of choice, but if this auction system is used, it will be fair for the both sides of a seller and a buyer, and it will become possible to obtain the contract price near a realized price. Moreover, in order to discern worth of an immobilization product affair in auction of a court A buyer's burden is large in order to have to examine various perusal documents. moreover, the situation (for example, ignorance [the internal structure of the housing concerned] --) which is not indicated by said document Since it may take between ***** , that nonpayment of management costs and a resident are needed etc. cannot necessarily say it as a housing advantageous to a buyer, but if this auction system is used, it can auction off, also indicating such a situation.

[0033]

Moreover, the real estate auction system concerning this design can be used suitable also for contractor sorting which reforms immobilization product affairs, such as a used apartment and an existing house. In this case, a contractor will participate in this auction system as a buyer, and an immobilization product affair will be desirably knocked down to him through the bid of 1 time or multiple times.

[0034]

Next, other examples concerning this design are explained, referring to drawing 8. Drawing 8 is the outline block diagram showing a portable type auction system. The portable type auction system 30 of this example The migration car 31, and the above-mentioned example carried in this migration car 31 and the control unit 32 equipped with the auction control means 3 of a **** configuration, The computer terminal 33 equipped with the buyer authentication means 5 (not shown), the real estate database 6, the buyer database 4, and the registration database 7, It has the repeater 37 which

radiocommunicates with the display 35 prepared in the side face of the loading platform 34 of the migration car 31, the terminals 36, 36, --, 36 for buyers, and the terminal 36 for these buyers, and is constituted. Moreover, said computer terminal 33 also has the function to perform cut-form processing. In addition, the sign 38 of drawing 8 shows the immobilization product affair set as the object of an auction. Moreover, what attached the above-mentioned example and the same sign omits explanation detailed as what has the above-mentioned example and a **** function.

[0035]

Said terminals 36, 36, --, 36 for buyers are terminals which radiocommunicate with a repeater 37, and transmit an input signal to a control unit 32 through a repeater 37. Specifically, advantageous spread spectrum communication (frequency hopping, direct diffusion method) etc. is adopted as the radio transmission system between both at the point that the secrecy nature of the contents of a communication link is high. In addition, from a viewpoint which lowers the cost of this system, it is desirable between a repeater 37 and the terminal 36 for buyers to make it a cable. Moreover, although the display 34 laid in the migration car 31 is used in the real estate auction system of this example, there is no need of not necessarily using this display 34, and an output destination change can be suitably changed into other displays in an auction holding location. Moreover, although databases 6, 4, and 7 are carried in the migration car 31 in this example, it is possible about this design to acquire a buyer's registration information from the database of a host computer, or to register conclusion, being un-concluded, etc. into a database through the communication terminal linked to an external network. [of an auction] It becomes possible to carry out an auction by such portable type auction system 30 in a site with the immobilization product affair 34.

[0036]

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DESCRIPTION OF DRAWINGS

[Brief Description of the Drawings]

[Drawing 1] It is the outline block diagram showing the real estate auction system concerning this design.

[Drawing 2] It is drawing showing an example of the real estate information displayed on the screen of the display concerning this design, and an auction situation, and is drawing at the time of auction initiation.

[Drawing 3] It is drawing showing an example of the real estate information displayed on the screen of the display concerning this design, and an auction situation, and is drawing at the time of a successful bid.

[Drawing 4] It is drawing showing an example of the array of the real estate information stored in the real estate database concerning this design.

[Drawing 5] It is drawing showing a correspondence-related example of the immobilization product affair and real estate information concerning this design.

[Drawing 6] It is the schematic diagram showing one example of the responder check panel concerning this design.

[Drawing 7] It is the flow chart which shows an example of the auction processing concerning this design.

[Drawing 8] It is the outline block diagram showing one example of the portable type auction system concerning this design.

[Description of Notations]

1 Real Estate Auction System 2 Display

3 Auction Control Means 4 Buyer Database

5 Buyer Authentication Means 6 Real Estate Database

7 Registration Database 8 Cut-form Processor

9 Repeater 10 Terminal for Buyers

11 External Network 12 Communication Terminal

13 Communication Terminal 14 Image Pick-up Means

15 Auction People Control Panel 20 Screen

21-27 Display window 28 Responder check panel

29 Luminescence Lamp 30 Portable Type Auction System

31 Migration Car 32 Control Unit

33 Computer Terminal (DB Terminal) 34 Loading Platform

35 Display 36 Terminal for Buyers

36a Antenna 37 Repeater

37a Antenna 38 Immobilization product affair

[Translation done.]

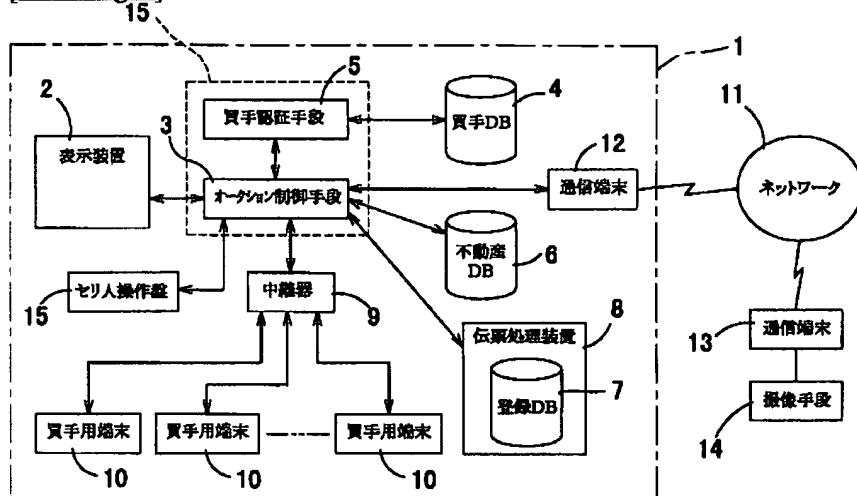
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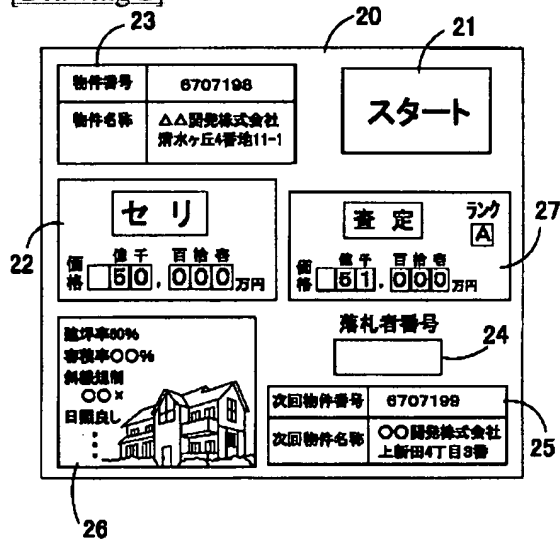
1. This document has been translated by computer. So the translation may not reflect the original precisely.
2. **** shows the word which can not be translated.
3. In the drawings, any words are not translated.

DRAWINGS

[Drawing 1]



[Drawing 2]



[Drawing 3]

22 20 21

物件番号 6707198

物件名称 △△開発株式会社
清水ヶ丘4番地11-1

決定

22 27

落札

価格 値千 百拾 万 円
66,180

査定 ランク
価格 値千 百拾 万 円
61,000

24

落札者番号
180037

25

次回物件番号 6707199

次回物件名称 △△開発株式会社
上新田4丁目3番

26

[Drawing 4]

不動産情報 番号	種 類	データ形式	優先度
001	売主	画像/音声	9
002	容積率	文字	1
003	建坪率	文字	1
004	査定価格	文字	5
⋮	⋮	⋮	⋮
199	日照問題	文字	5
200	斜線規制	画像/文字	6

[Drawing 5]

不動産物件 番号	不動産情報番号				
2360001	002	003	005	201
2360002	002	003	010	320
2360003	002	003	005	
⋮	⋮	⋮	⋮	⋮	⋮
2400023	002	003	005	
2400024	002	003	010	

[Drawing 6]

28

物件番号 6707198

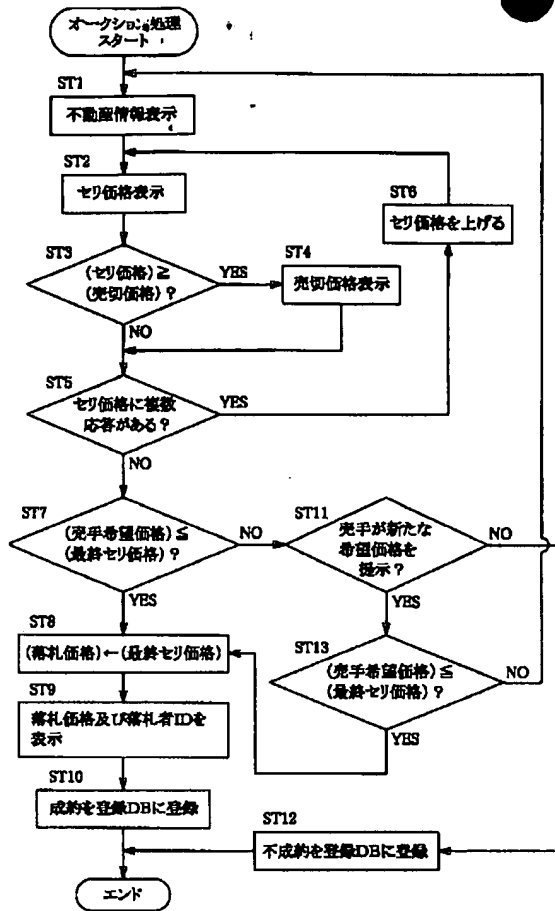
物件名称 △△開発株式会社
清水ヶ丘4番地11-1

29

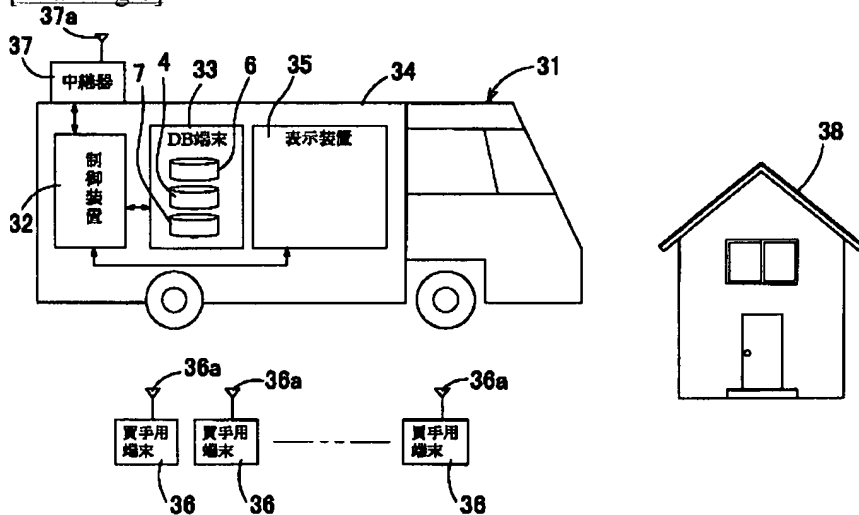
応答ランプ

29

[Drawing 7]



[Drawing 8]



[Translation done.]

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